



THE CITY OF SAN DIEGO

City Heights Metro Center Redevelopment Project

FACT SHEET

The City Heights Metro Center Project is transforming blighted property into a dynamic, mixed-use development that will provide multiple benefits for the surrounding neighborhood and the entire San Diego region. When completed in 2004, this **\$47 million** project will include both office and housing components, to be known as the Metro Career Center and Metro Villas, respectively. The attractive four-story office building and 120 new affordable family housing units will feature ample structured parking and landscaped open space areas.

Project Elements

The Metro Center Project's 4.8-acre site will feature the following amenities:

- An 81,500 square-foot office building will be the new location of the Metro Career Center, which offers job seekers and employers a comprehensive menu of services. In addition, the building will feature retail space, a community meeting room, classrooms and daycare facilities
- 120 rental housing units—two site manager units and 118 affordable housing units for very low-income residents (48 one-bedroom, 36 two-bedroom, 24 three-bedroom, and 12 four-bedroom units)
- A residential commons building, two playground areas ("tot lots") and landscaped open space
- Nearly 500 off-street parking spaces
- Immediately adjacent to public transit transfer node centers, public schools and Teralta park



Metro Career Center



Metro Villas, Building A

Location

The Metro Center Project is strategically located in the City Heights Redevelopment Project Area at the intersection of University Avenue and State Route 15 freeway. At this intersection expanded decks with decorative transit plazas serve multiple bus routes connecting the site with express service to Downtown, Mission Valley and several job centers in the San Diego region. The innovative new four-acre Teralta Park spans over the freeway immediately adjacent to the Metro Center site. Additionally, the Metro Center is located within one-quarter mile of an existing elementary school and middle school, as well as a new elementary school currently under construction.

Project Partners

A coalition of public and private agencies was formed to plan, develop and operate the Metro Center Project. The City of San Diego Redevelopment Agency has assisted with funding, land acquisition, public improvements and technical assistance. Development partners include San Diego Revitalization Corporation (the development arm of Price Charities) for the Metro Career Center, and the City Heights Community Development Corporation along with San Diego Interfaith Housing Foundation for the Metro Villas. San Diego Workforce Partnership will lease and operate the entire office building, and Neighborhood House will operate the new daycare center. Other funding partners include the San Diego Housing Commission and Centre City Development Corporation (CCDC).

Funding

Metro Career Center

San Diego Revitalization Corporation	\$20,588,000
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Metro Villas

Agency (CCDC)	\$ 2,000,000
Agency (City Heights)	\$ 2,600,000
San Diego Housing Commission	\$ 1,000,000
Affordable Housing Program	\$ 960,000
Private Lenders	\$ 3,710,000
Tax Credits	\$15,800,000
Developers Fees	<u>\$ 300,000</u>
TOTAL	\$26,370,000

Project Timeline

July 2002 - Development Agreements and Commission/Agency funding approved

September 2002 - Tax Credits awarded

February 2003 - Construction begins

Spring 2004 - Completion and grand opening

For more information, contact **Jim LoBue**, Redevelopment Coordinator at (619) 533-5263 or jlobue@sandiego.gov, or contact the **Redevelopment Agency** at (619) 533-4233.

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